

## **PLANNING COMMISSION MINUTES**

**June 1, 2010**

**7:00 p.m.**

Present: Vice Chairman Tom Smith, Michael Allen, Dave Badham, Ray Keller, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil. Newly appointed Commissioner Von Hill (effective July 1<sup>st</sup> 2010).

Absent: Chairman Clark Jenkins and Barbara Holt.

Tom Smith welcomed all those present.

Dave Badham made a motion to approve the minutes for May 18, 2010 as amended. Beth Holbrook seconded the motion and voting was unanimous in favor.

### **1. Consider an amended sign plan revision for Village on Main located at 1525 N. Main, David Kocherhans, applicant.**

David Kocherhans, applicant, was present. Aric Jensen explained that The Village on Main is an approved development that is currently under construction at approximately 1500 N. Main Street. It is located in the MXD-R zone, which means that the project falls under the sign standards for the Downtown zone. Projects larger than 3 acres in size may be developed with signs that vary from the standard requirements, and the Planning Commission has already approved a sign plan for the Village on Main. Mr. Kocherhans is requesting an amendment to the existing plan.

### ***14-19-115 SIGNS PERMITTED IN THE DOWNTOWN (DN) ZONE***

#### ***B. Other Approvals.***

- 1. All new multi-tenant centers/ buildings must submit a proposal for all on-premise signs to the Planning Commission for design and placement approval.*
- 2. In cases with parcels of land of 3 acres or larger, and with frontage of 200 feet or more, a proposal for the overall design and placement of all on-premise signs shall be submitted. Such signs may vary from the regulations set forth herein and shall be considered as a conditional use for existing projects, or as a condition of site plan approval for new projects. This provision does not grant the applicant any expectation of approval of any sign that differs from the requirements of this Title, rather it allows the City the ability to approve signing schemes appropriate to the scale and impact*

*of a project. The approving body must determine that the proposed sign exceptions are not in conflict with the purpose and intent of this Chapter*

*are in harmony with the general plan and surrounding development, and are appropriate to the scale and impact of the project.*

Mr. Kocherhans would like to amend the existing sign plan to include a monument sign in a landscaping area adjacent to the new Skills Fitness space, and to construct additional monument signs near Pages Lane and Main Street. The amended sign plan includes the two existing pylon (pole) signs, and is not a request for any new/additional pole signs.

Staff recommends that the monument sign proposed for Pad 1 be closer to the existing pylon sign, and may need to be moved north about 20 feet to become more visible to northbound traffic. Mr. Jensen asked the Commission to approve the proposed amended sign plan as presented and/or with changes as necessary, with the findings that it is in scale with the Village on Main Street development, it is in harmony with the surrounding area, and it does not conflict with the intent of the Sign Ordinance.

There was a brief discussion between Mr. Kocherhans and Staff. Ray Keller made a motion to approve the amended sign plan for Village on Main as proposed by Staff. Beth Holbrook seconded the motion and voting was unanimous in favor.

**2. Consider preliminary commercial/residential site plan approval for Bountiful Lumber Subdivision located at 190 S. Main, Brian Knowlton, applicant.**

**Consider preliminary PUD plat approval for Bountiful Lumber Subdivision located at 190 S. Main, Brian Knowlton, applicant.**

Vice Chairman Tom Smith excused himself from this item due to conflict of interest. Beth Holbrook conducted this matter of business.

Brian Knowlton, applicant, and Gerett Robinson, representing Deseret Health Group, were present. Aric Jensen explained that Brian Knowlton is requesting preliminary site plan and preliminary plat approval for a mixed commercial/residential development at 190 S. Main. The proposed development is located on the former Bountiful Lumber property, and consists of the existing Bountiful Lumber retail building, a new three-story mixed-use building located north of the Lumber building, and a new three story multi-family residential building located west of the Lumber building in the area where the lumber sheds are currently located.

The existing Bountiful Lumber retail building is a single-story building with a rough basement, and approximately 5,600 sq ft on the main level. The basement is only suitable for mechanical equipment and storage. Mr. Knowlton intends to rehabilitate the entire main level and convert it to professional office space. Deseret Health Group is under contract to take the entire space.

The proposed mixed-use building is approximately 1,500 sq ft on each level, with the main level designed for retail use, and the second and third levels each encompassing one residential unit. Each residential unit will have at least one balcony, with covered parking located to the rear. Staff believes that the proposed building height, massing, and materials are consistent with the recently adopted Historic Downtown Master Plan. The thin roofline appears to be out of place with other period buildings in the area, such as the adjacent Lumber building, the Tabernacle, the Creative Arts building, etc. Mr. Jensen presented a redlined drawing showing what the building would look like with a heavy roofline.

The multi-family residential building contains ten units, and faces south onto 200 S. Mr. Jensen presented drawings showing both the front (south facing) and side (east facing) building elevations. Staff believes that the building height, massing, and materials are consistent with the Historic Downtown Master Plan, however, there are certain design aspects that are inconsistent with existing buildings in the area. Mr. Jensen presented copies of several design variations to help the Planning Commission visualize other design possibilities. Staff does not recommend any particular design – the intent was to promote a dialogue with the applicant and his architect regarding which style best compliments and enhances the Historic Downtown area.

Mr. Jensen explained that there are several issues that need to be resolved/refined. First, Mr. Knowlton is proposing an underground storm water detention system. Due to the relatively shallow storm drain system in the area, the water cannot be drained to the bottom of the underground detention basin and uphill to the pipe on the south side of 200 South. Mr. Knowlton has been working with Mr. John Hepworth, the adjacent property owner, to design a storm drain system that would be located along their common boundary and that would benefit both properties.

The second significant issue is onsite parking. Mr. Jensen reviewed in detail the City parking requirements with the Commission members versus what Mr. Knowlton is proposing. Mr. Knowlton is requesting that the Commission consider reducing the onsite parking requirements based on a shared-use parking study and the availability of public on-street and off-street parking facilities in the area.

The last site plan issue is the location and amount of project landscaping. The Downtown zone requires a minimum of 10% landscaping, with the provision that the Planning Commission can approve reduced amounts of landscaping in accordance with design standards contained in the Historic Downtown Master Plan. At this time the Plan does not contain any specific design standards regarding landscaping, and therefore the Commission may not reduce the minimum landscape requirements. The redlined site plan shows how the applicant could amend his proposal to meet the minimum 10% requirement.

Mr. Jensen continued to explain that there are several technical issues/items that need to be addressed on both the site plan and the subdivision plat. Staff reviewed some of these items and provided Mr. Knowlton with an itemized list of all redlines.

Staff recommends preliminary site plan and preliminary plat approval for the Bountiful Lumber mixed-use development with the following conditions:

1. The applicant submit revised building elevations and a color and materials board meeting the approval of the Planning Commission and City Council.
2. The applicant provide a revised/updated storm water plan and written approval from any affected property owners.
3. The applicant provide drawings showing the required covered parking for the residential uses and any other information required by the Commission.
4. The applicant provide a landscaping plan meeting the minimum City requirements.
5. All other redline corrections be made as indicated by City staff.

There was a lengthy discussion among Commission members and the applicants regarding proper drainage, shared parking, off street parking, tandem parking, aesthetics of the buildings, required landscaping, Condominiums/PUD requirements regarding the banking industry and zoning requirements for the Downtown area. Mr. Mahan suggested to give Mr. Knowlton some guidance on any issues that the Commission has and to table this item for the next Planning meeting. After the discussion there was a decision to have the applicants and Staff meet to discuss these issues.

City Councilman Mark Knight joined the meeting at 8:40 p.m.

### **3. Planning Director's report and miscellaneous business.**

Mr. Jensen mentioned that the next scheduled meeting is July 6<sup>th</sup> which is the day after a holiday. Mr. Jensen asked to change that date to June 29<sup>th</sup> to assure a quorum. The Commission agreed and the next scheduled meeting will be on June 29, 2010.

Meeting adjourned at 8:45 pm

